

PUBLIC AUCTION

This proceeding is for the judicial sale of real properties located in Loudoun County, Virginia, for payment of delinquent taxes under the provisions of Virginia Code Section 58.1-3965, *et seq.* Pursuant to Orders entered by the Circuit Court of Loudoun County, Virginia, the undersigned, Belkys Escobar and Courtney R. Sydnor, Special Commissioners of Sale of said Court, will offer the real properties described below for sale at public auction to the highest bidder on the steps of the Courthouse of Loudoun County, Virginia on:

May 17, 2012

12:00 Noon

RAIN OR SHINE

Registration Starts at 11:30 A.M.

TERMS OF SALE:

1. The sale of any real property is subject to the approval and confirmation by the Circuit Court of Loudoun County.
2. The Special Commissioners of Sale reserve the right to withdraw from sale any property listed and to reject any bid by declaring "NO SALE" after the last bid received on a property.
3. Any person who wishes to bid on any property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) demonstrate that they have sufficient funds on hand to pay the Minimum Deposit required for each parcel on which they want to bid; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.
4. The Minimum Deposit required for each parcel is specified below, as part of the property description. The full amount of the Minimum Deposit must be paid by cash, or by cashier's or certified check made payable to **William B. Hanes, General Receiver**, at the time the auctioneer declares the sale.
5. In lieu of attending the auction, bidders may submit written bids to Belkys Escobar or Courtney R. Sydnor, Special Commissioners of Sale, at the address listed below. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by cashier's or certified check made payable to **William B. Hanes, General Receiver**. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioner of Sale.
6. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale at any time prior to the date of auction, and held under seal, until the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to counter the written bid. If a higher bid is not received from the audience, the Special Commissioner of Sale may declare the sale to the proponent of the highest written bid, or may reject all bids by declaring "NO SALE."

7. If either a written bid or a live auction bid is approved by the circuit court, the balance of the purchase price must be paid in full within 30 days after confirmation.

8. Once a written bid has been submitted and/or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the circuit court. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioner of Sale may be required to forfeit his/her deposit.

9. Properties are offered "as is", with all faults and without warranties either expressed or implied.

10. The costs of any title search and all recording costs (including but not limited to any grantor's tax/fee) will be at the expense of the purchaser. All property will be conveyed by Special Warranty Deed.

11. Announcements made the day of sale take precedence over any prior verbal or written terms of sale.

The Special Commissioners of Sale represent that information regarding the property to be offered for sale, including acreage, type of improvements, etc., is taken from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to make their own investigation to determine the condition, accessibility and occupancy status of each property and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title. Any costs incurred by a bidder to inspect or investigate any property are the bidder's responsibility and are not reimbursable.

The owner of any property listed below may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs of publishing this advertisement), and attorney's fees, accrued through May 16, 2012.

Below is a brief description of each property to be offered for sale at the auction. More detailed information may be obtained by examining the files in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioners of Sale at (703) 777-0307; H. Roger Zurn, Jr., Treasurer, at (703) 777-0280; or Cindy Hamilton, Deputy Treasurer for Collections, at (703) 777-0532.

THE COUNTY OF LOUDOUN v. MICHAEL A. BREEDEN, ET AL.

CIVIL ACTION NO. 67049

LOUDOUN COUNTY TAX MAP NO. /11////////75A

PIN 258-49-3412-000

Belkys Escobar, Special Commissioner of Sale

Minimum Deposit Required: \$21,565.70

Parcel containing 4.0 acres, more or less, near Taylorstown; located at 12925 Taylorstown Road, Lovettsville, Virginia 20180; title held under the names of Michael A. Breeden and Susan S. Breeden by deed recorded among the land records of the Loudoun County Circuit Court in Deed Book 1500 at Page 149. This parcel is listed in the County assessment records as vacant land.

THE COUNTY OF LOUDOUN v. BERNICE P. ROGERS, ET AL.

CIVIL ACTION NO. 68683

LOUDOUN COUNTY TAX MAP NO. /53////////32A

PIN 653-38-1750-000

Belkys Escobar, Special Commissioner of Sale

Minimum Deposit Required: \$21,348.06

Parcel containing 2.46 acres, more or less; near Bluemont; on Austin Grove Road (Route 739); title held under the names of Bernice P. Rogers, Calvin R. Peterson, Harrison Leon Peterson and Dorothy Peterson, by deed recorded among the land records of the Loudoun County Circuit Court in Deed Book 668 at Page 177. Notice is hereby provided that a recent soil test on this property indicates that there may be additional soil related costs involved in the development of this parcel. A copy of the soils report can be provided upon request.

THE COUNTY OF LOUDOUN v. KATHRYN M. SAMSON, ET AL.

CIVIL ACTION NO. 68907

LOUDOUN COUNTY TAX MAP NO. /48/C/1/C//32/

PIN 270-10-2169-000

Belkys Escobar, Special Commissioner of Sale

Minimum Deposit Required: \$18,227.74

Parcel containing 0.27 of an acre, more or less, vacant land, located at 610 Market Street, W., in the Town of Leesburg, Virginia; title held in the name of Kathryn M. Samson, by deed recorded among the land records of the Loudoun County Circuit Court at Instrument No. 20030321-0031316.

**THE COUNTY OF LOUDOUN v. DALE B. VACCA,
CIVIL ACTION NO. 67391
PIN 473-36-0862-000
LOUDOUN COUNTY TAX MAP NO. //1////////32/
Belkys Escobar, Special Commissioner of Sale
Minimum Deposit Required: \$16,699.76**

Parcel containing 46,852 square feet of land (1.0756 acres), more or less, improved with a single-family dwelling; located at 11337 Russell Road, Purcellville, Virginia; title held in the name of Dale B. Vacca by deed recorded in the land records of the Loudoun County Circuit Court at Instrument No. 20030630-0081919.

**THE COUNTY OF LOUDOUN v. DARYLE KEVIN CODRAY, ET AL.
CIVIL ACTION NO. 68179
LOUDOUN COUNTY TAX MAP NO. /87A1/5////6/
PIN 538-28-1896-000
Belkys Escobar, Special Commissioner of Sale
Minimum Deposit Required: \$22,773.25**

Parcel containing 0.15 of an acre, more or less, improved with a single-family dwelling located at 110 Madison Street N, in the Town of Middleburg, Virginia; title last held in the names of Daryle Kevin Codray, Zelma Douglas Codray, Jr. and Debra Patricia Ann Codray by deed recorded in the land records of the Loudoun County Circuit Court in Deed Book 1138 at Page 1707.

**THE COUNTY OF LOUDOUN v. HEIRS, DEVISEES, & SUCCESSORS-IN-INTEREST
OF JAMES T. KING & LOUISE E. KING, ET AL.
CIVIL ACTION NO. 63268
LOUDOUN COUNTY TAX MAP NO. /35A2/3/2///6/
PIN 488-18-7085-000
Courtney R. Sydnor, Special Commissioner of Sale
Minimum Deposit Required: \$41,000.00**

Parcel containing 7,200 square feet of land (0.17 of an acre), more or less, improved with a single-family dwelling of approximately 1400 square feet; located at 300 G Street E, in the Town of Purcellville, Virginia; title last held in the names of James T. King and Louise King by deed recorded among the land records of the Loudoun County Circuit Court in Deed Book 366 at Page 69.

**THE COUNTY OF LOUDOUN v. JAMES F. BUSHROD, ET AL.
CIVIL ACTION NO. 68273**

**LOUDOUN COUNTY TAX MAP NO. /87A2/1////18/
PIN 538-39-5626-000**

**Courtney R. Sydnor, Special Commissioner of Sale
Minimum Deposit Required: \$24,000.00**

Parcel containing 11,080 square feet of land (0.25 of an acre), more or less, improved with a single-family dwelling of approximately 960 square feet; located at 308 Marshall Street E, in the Town of Middleburg, Virginia; title held in the name of James F. Bushrod by deed recorded in the land records of the Loudoun County Circuit Court in Deed Book 1669 at Page 1075.

**THE COUNTY OF LOUDOUN v. NORMAN W. REINHART, ET AL.
CIVIL ACTION NO. 69342**

**LOUDOUN COUNTY TAX MAP NO. /81/F/1C6/165/
PIN 022-16-7434-323**

**Courtney R. Sydnor, Special Commissioner of Sale
Minimum Deposit Required: \$12,100.00**

Unit 165 Providence Village Townhome Condominium, as established in condominium instruments recorded among the land records of the Loudoun County Circuit Court in Deed Book, 833 at Page 1468, and amended by subsequently recorded instruments; located at 165 Edinburgh Square, Sterling, Virginia; title held in the name of Norman W. Reinhart by deed recorded among the land records in Deed Book 871 at Page 1193.

**THE COUNTY OF LOUDOUN v. VICTOR LAINEZ, ET AL.
CIVIL ACTION NO. 68354**

**LOUDOUN COUNTY TAX MAP NO. /64A2/3////14/
PIN 028-47-7286-000**

**Courtney R. Sydnor, Special Commissioner of Sale
Minimum Deposit Required: \$18,100**

Lot 14, Section T3A, Countryside, as the same is duly dedicated, plated and recorded among the land records of the Loudoun County Circuit Court in Deed Book 818 at Page 634; located at 6 Mercer Court, Sterling, Virginia; title held in the name of Victor Lainez by deed recorded among the land records as Instrument No. 20070906-0065706.

**THE COUNTY OF LOUDOUN v. HEIRS & SUCCESSORS-IN-INTEREST OF DAVID
YOUNG, ABNER YOUNG & MARION YOUNG, ET AL.**

CIVIL ACTION NO. 64550

LOUDOUN COUNTY TAX MAP NOS. /70/////////20/ & /70/////////20A

PIN 655-49-2132-000 & PIN 655-49-3143-000

Courtney R. Sydnor, Special Commissioner of Sale

Minimum Deposit Required \$29,400

One acre, more or less, on Route 719, as described by metes and bounds in that certain deed recorded among the land records of the Loudoun County Circuit Court in Deed Book 6P at 295; located at 20857 Greengarden Road, Bluemont, Virginia; title last held in the name of David Young; *and*

0.22 of an acre, more or less, on Route 719, as described by metes and bounds in that certain deed recorded among the land records of the Loudoun County Circuit Court in Deed Book 8M at 381; located adjacent to 20857 Greengarden Road, Bluemont, Virginia; title last held in the names of Abner Young and Marion Young, and certain heirs. This parcel is listed in the County assessment records as vacant land.

Belkys Escobar
Courtney R. Sydnor
Special Commissioners of Sale
Office of County Attorney
1 Harrison Street, SE (MSC #06)
Leesburg, Virginia 20175
(703) 777-0307